



The Old School House

Rossett | Wrexham | LL12 0AW

Offers In The Region Of £500,000

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Nestled in the charming semi rural Burton Green just outside the desirable village of Rossett, Wrexham, this delightful character property offers a perfect blend of traditional charm and modern living. Spanning an impressive 2,433 square feet and originally built in the 1860's, the home boasts an inviting layout that is ideal for families and those who enjoy entertaining. Upon entering, you are greeted by an impressive entrance hall providing access to a generous kitchen and three spacious reception rooms, each providing a unique space for relaxation and social gatherings. The natural light that floods these areas creates a warm and welcoming atmosphere, making it easy to envision family gatherings or quiet evenings spent with a good book. The property features five well-proportioned bedrooms, ensuring ample space for family members or guests. The two bathrooms are thoughtfully designed, providing convenience and comfort for daily routines. Outside, the property offers parking for one vehicle, a low maintenance harden with views over surrounding countryside. There is an useful additional parcel of land close by which could be used as a further garden or parking area. The surrounding area of Burton Green is known for its picturesque scenery and community spirit, making it an ideal location for those seeking a peaceful yet connected lifestyle. This character property is a rare find, combining spacious living with the allure of a rural setting.

- A FIVE BEDROOM SEMI DETACHED CHARACTER PROPERTY
- FORMER SCHOOL HOUSE WITH A WEALTH OF ORIGINAL FEATURES
- THREE RECEPTION ROOMS
- GENEROUS KITCHEN
- MAIN BEDROOM WITH EN SUITE & BALCONY
- SEMI RURAL LOCATION OVERLOOKING THE BEAUTIFUL SURROUNDING COUNTRYSIDE
- LOW MAINTENANCE SOUTH WESTERLY GARDEN
- ADDITIONAL PARCEL OF LAND
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED!



Location

Situated just outside the picturesque Welsh Village of Rossett on the outskirts of Wrexham and Chester. Rossett possesses fabulous landmarks, excellent commuter connections, outstanding local schools and two bustling cities right on your doorstep. Set in a semi rural position, the property is desirably located near to an excellent range of facilities and amenities in Rossett including convenience store, doctors surgery and pharmacy. A good selection of pubs, restaurants and cafes are perfect for dining out with friends and family. Darland High School and St. Peter's Church in Wales Primary School ensure excellent local schooling options. Slightly further afield is Kings School, Chester and Abbey Gate College. There is good road access to the A483 for travel to Wrexham, Chester and beyond.

Entrance Hall

Double glazed entrance porch with a glazed door opening to Mosaic tiled flooring and oak double doors opening to the entrance hall.

Reception Hall

An impressive entrance hall, featuring a skylight, stairs rising to the first floor accommodation with spindle balustrades and storage cupboard below, exposed beams, a radiator and lever latch internal doors off to the various ground floor rooms.

Living Room

20'4" x 13'8" (6.22m x 4.17m)

A light and spacious room with windows to the rear and side elevations and views over the surrounding fields. A cast iron wood burner sits within an exposed brick flu. The room has two radiators along with UPVC double glazed French doors which open to the side garden.

Dining Room

15'3" x 13'8" (4.65m x 4.17m)

Mullion windows facing the front and side elevations, a radiator, exposed beam ceiling, and featuring an ornamental fireplace with ceramic tiled hearth and beam surround.

Snug/Study

9'1" x 10'0" (2.79m x 3.07m)

Mullion windows to the side elevation, a radiator, and access to the loft.

Kitchen/Breakfast Room

19'5" x 19'10" (5.94m x 6.07m)

A lovely spacious kitchen fitted with a range of light oak wall, base and drawer units complimented by stainless steel handles with a matching central island unit with an inset 1 1/2 bowl resin sink unit with mixer tap. There is space for a range cooker with an extractor hood above, an integrated fridge, dishwasher and wine cooler; two radiators, timber laminate flooring, recessed downlights set within the ceiling, and bifolding doors open to the gardens decked patio area with stunning views.

Inner Hall

With a ceramic tiled floor, a radiator and doors off, opening to the utility room, cloakroom WC and to the ground floor bedroom.

WC

With a ceramic tiled floor, a chrome heated towel rail, a vanity unit incorporating a dual flush, low-level WC, and washhand basin with a waterfall style, mixer tap, within the ceiling are recessed downlights and an extractor fan.

Ground Floor Bedroom/Play Room

With a window to the rear elevation, a radiator and access to the loft.





Utility

Fitted with a range of light oak style wall and base units matching those in the kitchen also complimented by stainless steel handles. Ample worksurface space house is a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback's, there is space and plumbing for a washing machine and dryer, along with space for a tall Freezer. The flooring is ceramic tiled, there is a radiator, window to the rear elevation and a large walk in storage cupboard with light.

First Floor Landing

With a continuation of the banister and spindle balustrades from the entrance hall, a window to the front elevation, a radiator, and an exposed beam ceiling with access to the loft.

Bedroom One

17'1" x 14'9" (5.21m x 4.52m)

Doors opening to the ensuite and walk-in wardrobe with recessed downlights set within the ceiling. UPVC double glaze French doors off, open to the decked balcony with iron railings.

En Suite

9'8" x 7'4" (2.97m x 2.26m)

Suite, comprising a double shower enclosure with a dual head, thermostatic shower, vanity unit, incorporating a dual flush, low-level WC and wash hand basin with mixer tap. The walls are partially tiled, the flooring ceramic tiled. There is a radiator, exposed beam ceiling under window, faces, the front elevation.

Bedroom Two

14'4" x 12'0" (4.39m x 3.66m)

A double aspect room with windows to the rear and side, elevations, a radiator, an exposed beam ceiling and featuring an ornamental cast-iron fireplace.

Bedroom Three

14'4" 9'6" (4.39m 2.90m)

Window to the side elevation, a radiator, and an exposed beamed ceiling.

Bedroom Four

11'6" x 8'5" (3.53m x 2.59m)

Window to the side elevation, a radiator, access to the loft, exposed beam ceiling and featuring an ornamental cast-iron fireplace.

Family Bathroom

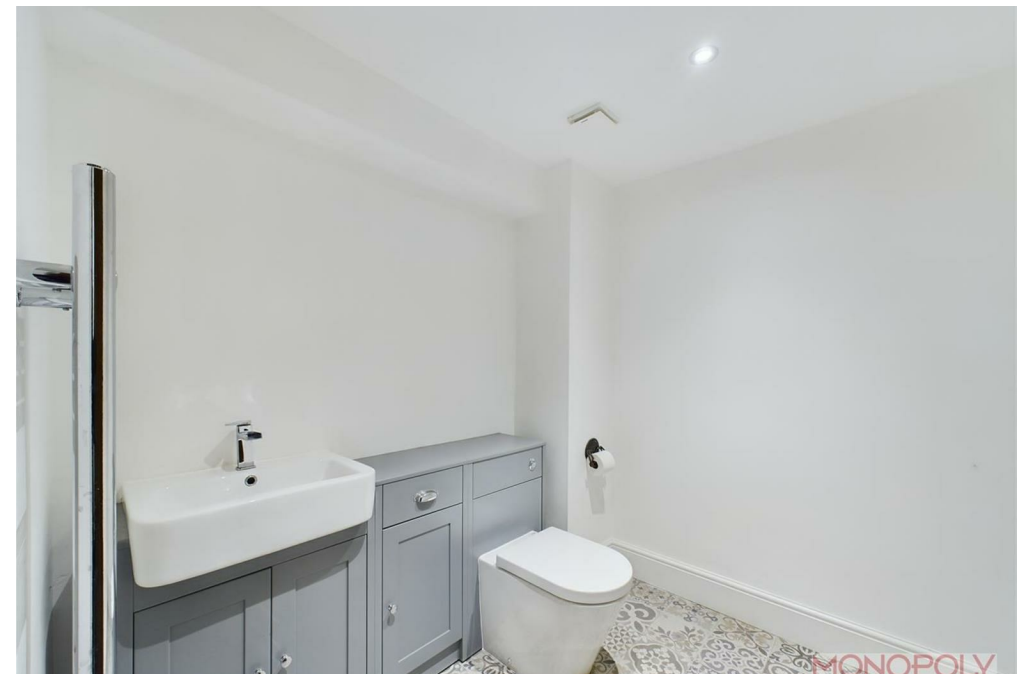
12'9" x 10'2" max (3.89m x 3.12m max)

Suite, comprising a panelled bath with Central, mixer tap and handheld shower extension, a low-level WC, a pedestal wash hand basin, a corner shower enclosure, with thermostatic shower, a radiator, partially tiled walls, recessed, downlights, an exposed beams set within the ceiling and a window facing, the rear elevation.

Outside

Front double iron gates, open to gravelled, off-road parking and a large flag stone directly in front of the entrance porch. There is a low maintenance side garden receiving sunlight throughout the day, predominately artificially lawn with decked patio areas, all partially enclosed by walling, with outside power, lights and water supply. The garden is perfectly positioned to take in the stunning views of the surrounding fields. Additional Land - Located to the side of the property is an additional piece of land. Currently used as a garden with timber double gated access from the lane with a large timber shed having power and enjoying lovely views again over the surrounding fields. This space would be a brilliant allotment garden or additional parking area.

IMPORTANT INFORMATION



*Material Information interactive report available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

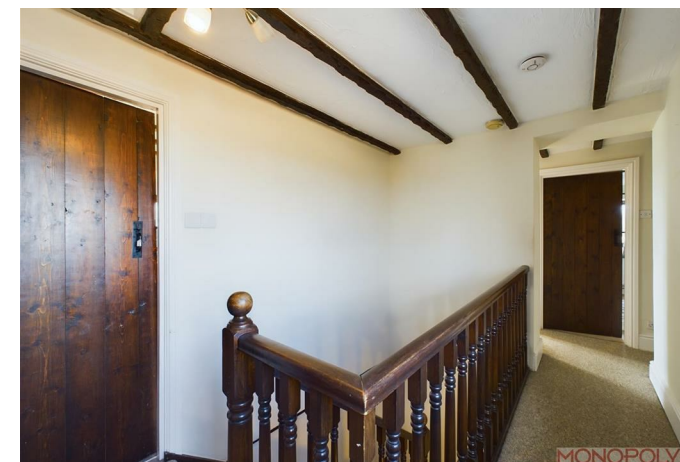
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

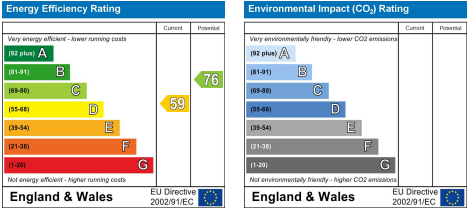
Your home maybe repossessed if you do not keep up repayments on your mortgage







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